



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

SUMMARY OF THE “B” COMMUNITY DESIGN REVIEW AREA

REGULATIONS

Purpose: The purpose of the “B” Designator Community Design Review Area Regulations is to maintain and enhance the character and identity of County communities. This design review program is in place in areas of Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, and Valley Center. The program also applies to properties in the Interstate 15 Corridor north of Escondido.

- **Design Guidelines:** These ten areas each have County approved Design Guidelines that apply to development in areas zoned with the “B” Community Design Review special area designator. These guidelines address issues such as architectural character, landscaping, parking design, signage, and lighting. County staff and a local Design Review Board review each project for conformance to the Design Guidelines.
- **Site Plan Review Required:** A Site Plan consistent with the Design Guidelines is required prior to the construction or alteration of a building or structure, parking lot, or establishment of any outdoor commercial or industrial use. Projects involving only a single-family dwelling or a duplex are exempt from this Site Plan requirement, except within most areas of the Interstate 15 Corridor area.
- **Site Plan Application:** Site Plan information and applications can be obtained at the Department of Planning and Land Use (DPLU) Zoning Counter. Submittal of “B” Site Plan applications requires an appointment with Zoning Counter staff. The Site Plan submittal usually includes a complete plot plan, architectural elevations, conceptual landscaping and grading plans, an environmental initial study, and a storm water management report. Copies of the Site Plan application are sent to the applicable Design Review Board and to affected public agencies for review and comment. Following staff review of comments and the complete application, a Site Plan decision is made by the Planning Director. Approved Site Plans typically have conditions that must be completed prior to obtaining a building permit and before building occupancy.
- **Site Plan Exemptions and Waivers:** Certain types of new construction, such as all-interior building remodels, are exempt from the “B” Site Plan process. Minor types of exterior construction may be eligible for a Site Plan Waiver, if supported by the applicable Design Review Board. Site Plan Waivers are requested through an application for a building permit.
- **More Information:** You may visit or call the DPLU Zoning Counter (858) 565-5981. Design Guideline & Design Review Board information, are available at the DPLU website: <http://www.sdcounty.ca.gov/dplu>